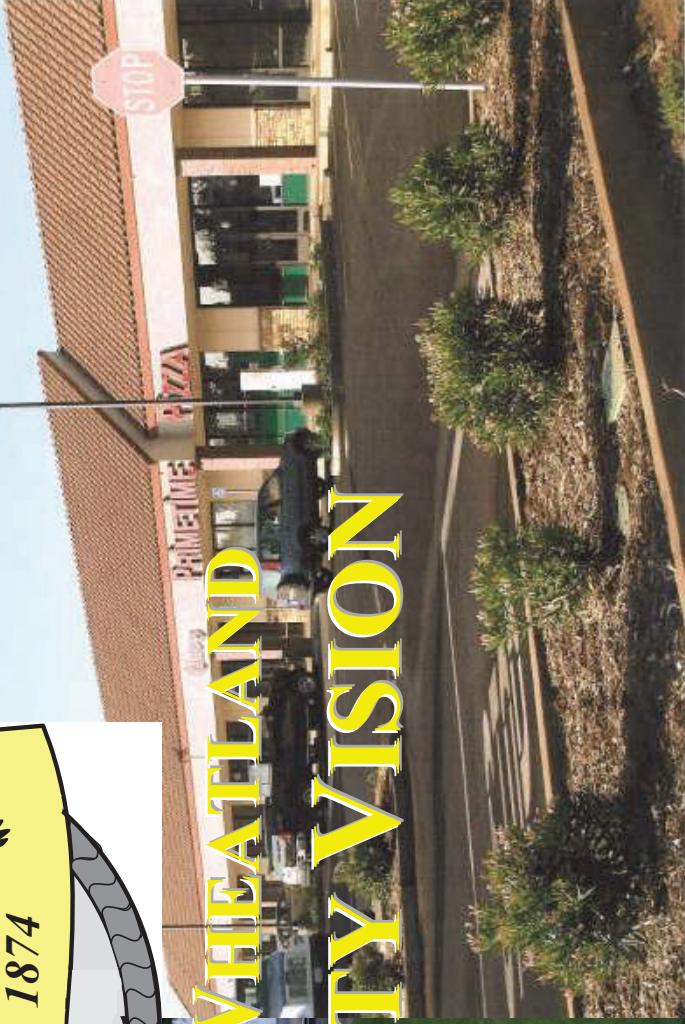


# CITY OF WHEATLAND COMMUNITY VISION



## INTRODUCTION

### *A Living Document*

The following vision document was prepared through a collaboration of the residents of Wheatland, the City Council, and the Planning Commission. While every effort was made to anticipate future challenges, the document is intended to be a living vision that can change to accommodate new information, new technologies, and new challenges.

### *Used to Guide the City*

While the Community Vision is not a binding document, the thoughts and ideas contained therein should be an active participant in the planning and governance process within the City of Wheatland. To ensure that the vision is fulfilled, or modified should events warrant, the City Council and Planning Commission should evaluate whether proposals that come before them would further or inhibit the fulfillment of the Community Vision. The citizens of Wheatland are encouraged to use the document as a yardstick by which to measure the actions of City governments as Wheatland becomes one of the preeminent cities in Northern California.



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## VISION STATEMENT

*Wheatland is committed to being a forward thinking non-reactive city that values its small-town feel, and its agricultural and historical heritage. The Community Vision of the City of Wheatland will be guided by the following:*



- A cohesive community where strong neighborhoods are the center of community identity, while the existing downtown is enlivened to ensure that the City maintains an identifiable sense of place.
- A community in which open spaces are retained to provide visual relief from urban spaces, connectivity, natural infrastructure, agricultural production, and wildlife habitat enhancement.
- A community in which the natural environment is not just sustained, but continually improved through the regeneration of natural systems.
- A community connected to the world, while striving to provide much of the City's required energy and economic opportunities locally.
- A community in which mobility is defined by the full range of motive options, including pedestrian, bicycle, public transit, private automobile, and developing transportation technologies that may become available in the future.
- A community that is not dependent on continued future growth to fund existing City services, operations, or liabilities.



# WHEATLAND VISION PRINCIPLES

## ENVIRONMENTAL RESOURCES



- The long-term sustainability of Wheatland shall guide the governmental decision making process.
- Water shall be used at a sustainable rate, efficiently recycled when possible, and shall be returned to local waterways in a manner that enhances the natural environment.
- Wheatland places a high priority on facilitating projects which: provide clean renewable energy, recycle existing waste streams, and improve the efficiency of industry or individuals in their use of energy and natural resources.
- To the maximum extent feasible, new development shall maintain and/or improve environmental resources.
- Open space and environmental resource preserves shall be designed to facilitate human access and enjoyment, while ensuring the preservation of the resource.
- To the maximum extent feasible, urban infrastructure shall be designed to provide environmental benefits.



# WHEATLAND VISION PRINCIPLES, CON'T.

## COMMUNITY DEVELOPMENT AND DESIGN



- The existing downtown Wheatland shall be a vital center of activity in which the historic setting shall be preserved and enhanced.
- Wheatland shall be a community of villages, each of which shall be designed to provide a distinct sense of place.
- Villages shall be connected to each other with substantial greenways to the maximum extent feasible.
- Villages shall have at their center a community gathering space such as a public square or promenade.
- Commercially designated lands shall be located within villages to provide neighborhood serving retail opportunities.
- Commercial areas will be encouraged to include residential above first floor retail uses.
- Beale Air Force Base and industrial uses shall be separated from residential uses, while ensuring ease of access from work to homes.
- Large format commercial (i.e. big box stores) and regional commercial shall be located along the State Route 65 Bypass.
- Wheatland shall seek to attract a hospital capable of serving the region to a central location within the Sphere of Influence.



# WHEATLAND VISION PRINCIPLES, CON'T.

## ECONOMIC DEVELOPMENT



- Wheatland shall encourage the creation and maintenance of a broad range of career fields that are accessible to all residents by attracting high-tech, research, medical, and light-industrial industries that would benefit from the agricultural community of Wheatland or the proximity of Beale Air Force Base.
- Wheatland shall seek to attract a full service university to partner with an exceptional community-serving hospital, technological innovators, and light manufacturers within the community.
- Wheatland shall seek to locate a regionally attractive commercial facility along the State Route 65 Bypass within the Wheatland Sphere of Influence.
- Public facilities and commercial spaces shall be integrated around public gathering places such as squares and promenades.
- Wheatland shall encourage agricultural food and fiber processors to locate in the City of Wheatland as means of creating local jobs and ensuring the viability of agriculture in Yuba County.
- Wheatland shall support the development of County policies and programs that would enhance the long-term viability of agriculture outside of Wheatland's urbanizing areas.



## WHEATLAND VISION PRINCIPLES, CON'T.

### MOBILITY



- Wheatland shall maintain strong regional vehicular connections by pursuing the completion of the Highway 65 Bypass.
- The transportation network of Wheatland's villages shall be designed to substantially reduce or eliminate the need for daily use of automobiles.
- Wheatland shall prioritize options for non-motorized mobility within villages.
- Vehicular parking shall not obstruct pedestrian access, nor visually dominate a development.
- Wheatland shall consider the mobility of persons in all stages of life during the design of the transportation network.
- Streets shall be designed to ensure the safety of pedestrians, bicyclists, and users of alternative transportation.
- Traffic control systems shall be designed to ensure a safe, smooth flow of traffic.
- Wheatland shall seek a commuter rail connection to the City of Sacramento that is fully integrated into the local public transportation system.
- Wheatland shall seek to construct a multi-modal transit station serving to connect both local and regional public transportation options.
- Right of way shall be reserved during development for the eventual installation of a light rail, bus rapid transit, or similar local transit network.
- Commercial, industrial, educational, medical, and City offices shall be concentrated around future stops of the public transit network.



## WHEATLAND VISION PRINCIPLES, CON'T.

### EDUCATION



- Wheatland shall seek to locate a university near the State Route 65 Bypass within the City Sphere of Influence.
- Wheatland recognizes that actions taken to foster a strong educational system serve to strengthen the City as a whole.
- Throughout the development process, Wheatland shall maintain a strong working relationship with the Wheatland school districts in which the needs and opportunities for all parties are communicated.
- Wheatland shall inform the school districts of opportunities presented by the industries and institutions that locate in Wheatland to ensure that the City's students will have access to curriculum choices that will enable them to take advantage of local educational and career options.
- To the maximum extent feasible elementary schools shall be located within villages, and junior and senior high schools shall be located at the junction of the villages served by the schools.
- Schools shall be directly accessible from residential areas via the City-wide network of pedestrian/bicycle pathways.
- Whenever feasible, schools should be located adjacent to community gardens, in which space shall be reserved for the use by students as part of the learning environment, in conjunction with classroom instruction.



# WHEATLAND VISION PRINCIPLES, CON’T.

## GOVERNANCE



- Wheatland shall continue to be a full service local government, while maintaining the flexibility to work with other jurisdictions to take advantage of economies of scale when such action is prudent.
- By growing wisely, protecting environmental resources, conserving the City's rich heritage, and maintaining the quality of life, Wheatland will be an example to other cities in Northern California.
- Wheatland shall engage State, regional, County, and local governing bodies to ensure City concerns are considered and/or addressed.
- To the maximum extent feasible, City service centers shall be located within close proximity to village centers.



## WHEATLAND VISION PRINCIPLES, CON'T.

### INFRASTRUCTURE



- Wheatland shall take into account the potential for energy generation during the land use planning process.
- Wheatland shall ensure that sufficient right-of-way is preserved to allow for the development of a citywide, fully connected public transportation system.
- Wheatland shall seek to construct a multi-modal transit station serving to connect both local and regional public transportation options.
- Wheatland shall seek opportunities to ensure that residents have access to reasonably priced, dependable, and environmentally responsible electricity.
- To the maximum extent feasible, Wheatland shall incorporate water use efficiency and reclamation into the design of the community in general and the wastewater treatment plant, in particular.
- Wheatland shall seek to attract regionally attractive medical facilities to ensure the adequate provision of services for the residents of Wheatland.



## WHEATLAND VISION PRINCIPLES, CON'T.

### PUBLIC SAFETY

- Public safety and security shall be a primary consideration in community design.
- Wheatland shall require new development to provide funding to maintain a high level of public safety standards.
- Public safety staffing requirements shall be based on a measurement that includes all of the equipment necessary to ensure that acceptable service levels are maintained.
- To the maximum extent feasible, Wheatland shall employ the latest technology and tactics in the field of public safety.



## WHEATLAND VISION PRINCIPLES, CON'T.

### GREEN SPACES AND RECREATION



- Wheatland's parks shall incorporate both active and passive uses to provide sporting venues, to allow for a wide variety of recreational opportunities, and to conserve environmental resources.
- Parks shall be linked by the City's pedestrian/bicycle network.
- Urban agriculture opportunities shall be incorporated into the design of parks and open space areas.
- Public gathering places shall be located in each village; however, regional parks and arts venues shall be centrally located so as to allow large Citywide gatherings.
- To the maximum extent feasible, Park and Open Space areas shall be designed in such a way as to provide environmental benefits including, but not limited to, stormwater detention and infiltration, and protection of scenic vistas that reveal the rich heritage of the City of Wheatland.

